

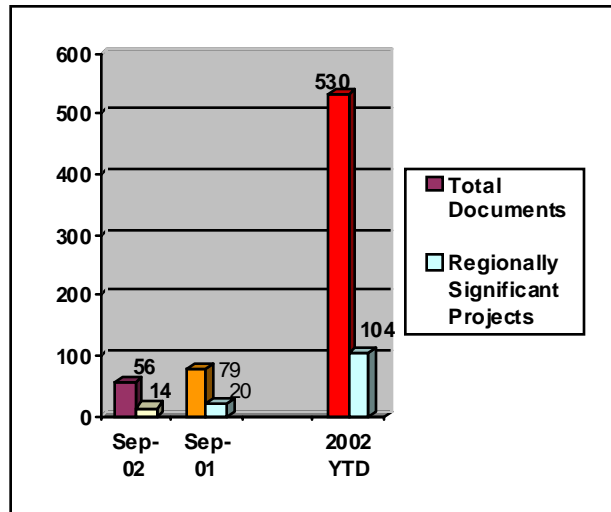
A monthly summary  
on Development  
Activity in the SCAG  
Region

# IGR BULLETIN

## SEPTEMBER 2002: DEVELOPMENT ACTIVITY SUMMARY

For the month of September, SCAG's IGR Section received, logged and reviewed 56 documents for a variety of projects, programs and plans within the six County SCAG region. This is a decrease in the number of documents received over last year for the same month.

SCAG's IGR Section received, logged and reviewed over 50 documents for a variety of projects, programs and plans within the six County SCAG region. On average, SCAG's IGR Section receives over 600 documents each year.



On average, SCAG's IGR Section receives over 600 documents each year. The graph on the left illustrates the number of total documents received and the number of regionally significant projects. The following is a summary of development activity for the month of September 2002.

- More than half of the documentation received for this month was from Los Angeles, Riverside and Ventura Counties. The documentation was for projects related to public facilities, residential developments and transportation.

- Staff received documentation on six (6) commercial projects. Two projects represent a development potential of approximately 42,650 square feet of commercial space. No commercial projects of regional significance were received. The majority of the proposed new commercial development floor area will occur in Ventura County.
- Staff received documentation on two (2) industrial projects. These projects represent a development potential of approximately 99,850 square feet of industrial space. No industrial projects of regional significance were received. The majority of the proposed new industrial development floor area will occur in Ventura County.
- Documentation was received for three (3) mixed-use projects. These projects represent a development potential of approximately 1,443,860 square feet of a mix of commercial, office and industrial uses, along with 3,650 residential units. One project of regional significance was received. The University Village & Orchard Park Specific Plans Project includes the development of approximately 3,090 dwelling units on approximately 300-acres at two adjacent project sites. The proposed Project is located at Redlands Boulevard and California Avenue in the City of Loma Linda. The largest mixed-use development will take place in San Bernardino County.
- Staff received documentation on twelve (12) residential projects. Six projects represent a development potential of approximately 4,450 dwelling units, of which 52 units will be developed for senior citizens. Four projects of regional significance were received. The Riverpark (Panhandle) Project considers the development of 1,152 dwelling units on approximately 664-acres. The proposed Project will be developed in the City of Santa Clarita. The Crossroads (Winchester Specific Plan) Project will consist of 903 dwelling units on approximately 222-acres. The proposed Project will be located in unincorporated Riverside County, south of the City of Hemet. The Sunset Ridge Specific Plan Project considers the development of a master planned community consisting of 1,200 dwelling units on approximately 792-acres. The Springbrook Estates Specific Plan Project will be developed in unincorporated Riverside County near the City of Lake Elsinore. The proposed Project considers the development of 911 dwelling units on approximately 167-acres.

## SEPTEMBER 2002: IGR ACTIVITY

<b>TOTAL NUMBER OF ITEMS/PROJECTS RECEIVED</b>	<b>56</b>
<b>PROJECTS OF REGIONAL SIGNIFICANCE REVIEWED</b>	<b>14</b>

<b>TOTAL NUMBER OF ITEMS/PROJECTS YEAR TO DATE</b>	<b>530</b>
<b>PROJECTS OF REGIONAL SIGNIFICANCE YEAR TO DATE</b>	<b>104</b>

<b>DOCUMENT TYPE</b>	<b>All Documents</b>	<b>Reg. Sig. Documents</b>
NOP	15	8
DRAFT EIR, EIS, EIR/EIS	8	4
IS/EA, EA	2	1
IS/ND, ND	11	1
IS/MND, MND	4	0
PERMIT	9	0
FEDERAL GRANTS	7	0
<b>TOTAL</b>	<b>56</b>	<b>14</b>

<b>Development Type</b>	<b>All Projects</b>	<b>Reg. Sig. Projects</b>
RESIDENTIAL	12	7
COMMERCIAL	6	0
INDUSTRIAL	1	0
OFFICE	0	0
MIXED-USE	2	0
TRANSPORTATION	7	3
PUBLIC FACILITIES	26	4
GENERAL PLAN	2	0
<b>TOTAL</b>	<b>56</b>	<b>14</b>

<b>Projects By County</b>	<b>All Projects</b>	<b>Reg. Sig. Projects</b>
LOS ANGELES	24	2
ORANGE	5	3
RIVERSIDE	9	4
SAN BERNARDINO	6	2
VENTURA	7	1
IMPERIAL	4	1
OTHER /OUTSIDE SCAG	1	1
<b>TOTAL</b>	<b>56</b>	<b>14</b>

## CRITERIA FOR PROJECTS OF REGIONAL SIGNIFICANCE

The criteria for projects of regional significance are defined in Appendix B of the *Handbook*, based on California Environmental Quality Act (CEQA) Guidelines, Section 15206, and projects that directly relate to the policies and strategies contained in the RCPG and the RTP. A couple of the criteria for regionally significant projects are listed below.

- ☐ A proposed residential development of more than 500 dwelling units.
- ☐ A proposed shopping center or business establishment employing more than 1,000 persons or encompassing more than 500,000 square feet of floor space.

See pages 3 and 4 for a summary of projects and map of project locations.

Criteria for projects of regional significance is outlined in the CEQA Guidelines, Section 15206, and SCAG mandates that directly relate to policies and strategies contained in the RCPG and RTP

# SOUTHERN CALIFORNIA ASSOCIATION OF GOVERNMENTS INTERGOVERNMENTAL REVIEW SECTION



## PROJECT DEVELOPMENT SUMMARY

September 2002

SEPTEMBER											
Sub Region	Cnty	City	Project Name	Acres	Dev. Type	No. of Units	Non Res. Sq. Ft.	SCAG Number	Reg. Sig.*	Comments	
LA	LA	Los Angeles	1. Canyon Hill Project	887	RES	280		20484	N	Residential / 641-acres open space	
<b>WRCOG</b>	<b>RIV</b>	<b>Riverside Co.</b>	<b>2. Springbrook Estates Specific Plan</b>	<b>168</b>	<b>RES</b>	<b>911</b>		<b>20475</b>	<b>Y</b>	<b>Residential / 4,000 &amp; 5,000 s.f. lots</b>	
AVCCOG	LA	Glendale	3. Senior Rental Housing		RES	52		20512	N	Grant-Rental Housing Development	
<b>North LA</b>	<b>LA</b>	<b>Santa Clarita</b>	<b>4. Riverpark (Panhandle)</b>	<b>664</b>	<b>RES</b>	<b>1,152</b>		<b>20494</b>	<b>Y</b>	<b>590 apts., 84 townhouses, 478 sf. Units</b>	
SBCCOG	LA	Hawthorne	5. DVS Drug Store		COM		12,000	20503	N	Drug store w/drive thru pharmacy.	
AVCCOG	LA	Glendale	6. Glendale Town Center		MXU	338	475,000	20522	N	Mixed-used retail-commercial/residential	
OCCOG	OR	Buena Park	7. Big T Development Project	24	MXU	228	63,680	20529	N	Mixed-used com/res. 168 mf, 60 sf units	
<b>WRCOG</b>	<b>RIV</b>	<b>Riverside Co.</b>	<b>8. Sunset Ridge Specific Plan</b>	<b>792</b>	<b>RES</b>	<b>1,200</b>		<b>20496</b>	<b>Y</b>	<b>1,200 detached single family units</b>	
<b>WRCOG</b>	<b>RIV</b>	<b>Riverside Co.</b>	<b>9. The Crossroads in Winchester</b>	<b>222</b>	<b>RES</b>	<b>903</b>		<b>20497</b>	<b>Y</b>	<b>Residential / 5,000 to 7,500 s.f. lots</b>	
<b>SANBAG</b>	<b>SB</b>	<b>Loma Linda</b>	<b>10. University Village &amp; Orchard Park</b>	<b>308</b>	<b>MXU</b>	<b>3089</b>	<b>905,180</b>	<b>20498</b>	<b>Y</b>	<b>SF Res &amp; MF Res w/ Com. &amp; Bus. uses</b>	
VCCOG	VEN	Oxnard	11. Industrial Development: PZ 01-5-28	13	IND		259,759	20514	N	Light industrial building	
VCCOG	VEN	Oxnard	12. New Car Dealership	3.5	COM		30,654	20524	N	Two-story showroom building	

See Page 4 for Project/Development Locations

**Bold: Signifies Projects of Regional Significance**

\* Per CEQA Guidelines Section 15206

Docs #: 76568

SOUTHERN CALIFORNIA  
ASSOCIATION of GOVERNMENTS

## IGR WEB PAGE

The IGR Section now has a web page. The IGR web page includes staff prepared publications describing items and projects received by the IGR Section, and other web sites that may be useful to persons seeking information about how to comply with CEQA and the CEQA Guidelines. For more information, please visit SCAG's IGR web at [www.scag.ca.gov/igr/](http://www.scag.ca.gov/igr/). The following describes the available information on the IGR web page :

### Criteria List

The criteria for projects of regional significance are outlined in the CEQA Guidelines, Sections 15125 and 15206, and projects that directly relate to the policies and strategies contained in the Regional Comprehensive Plan and Guide and the Regional Transportation Plan.

### Weekly Project List

The IGR section receives a number of projects of regional significance on a weekly basis. A list is prepared describing each project.

### IGR Clearinghouse Report:

SCAG's IGR Clearinghouse Report is prepared and distributed twice per month. The Report provides a summary of federal grant applications, environmental documentation and other information received by SCAG's IGR Section.

### IGR Bulletin:

The IGR Bulletin is a newsletter that provides updates on selected projects of regional significance, IGR activity, project development list and map, and a summary of development activity in the SCAG Region. The IGR Bulletin is distributed monthly and on a quarterly basis.

## INTERGOVERNMENTAL REVIEW

SCAG's Intergovernmental Review (IGR) Section is part of the Department of Performance Assessment and Implementation. The IGR Section is responsible for performing consistency review of regionally significant local plans, projects and programs with regional plans as outlined in SCAG's *Intergovernmental Review Procedures Handbook*. Projects are reviewed for consistency with the Regional Comprehensive Plan and Guide (RCPG) and the Regional Transportation Plan (RTP). A determination is made of the appropriate RCPG and RTP core and ancillary policies that apply to the specific project being reviewed. Project documents are reviewed and an assessment is made on whether the project is consistent with or supports those specific policies.



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